



Queens Court, London, W2

£575,000 *Leasehold*



A spacious and light-filled 630 sq. ft. one-bedroom apartment perfectly positioned in the heart of Bayswater's vibrant regeneration zone, moments from Hyde Park.

KEY FEATURES

- Spacious First-Floor Layout
- Impressive Ceiling Heights
- Expansive Reception Room
- Large Double Bedroom
- Ample Storage
- Prime W2 Location



Notting Hill Sales

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DESCRIPTION

Located in the heart of Bayswater, this well-proportioned first-floor apartment in the prestigious Queens Court, W2, offers a generous 630 sq. ft. of living space with impressive 2.50m ceiling heights. The property features a grand 18'11 x 14'8 reception and dining room that serves as an expansive centrepiece for entertaining, complemented by large windows with ample natural light. A galley kitchen is efficiently designed with dedicated workspace, while the entrance hall provides valuable built-in storage areas. The accommodation includes a spacious 12'8 x 12'0 double bedroom with versatile proportions and a modern bathroom located off the main hallway. Heating and Hot Water are included in the service charge.

LOCATION

Situated moments from the vast green spaces of Hyde Park and the high-end retail offerings of the newly transformed Whitley's, the apartment is perfectly positioned for modern city living. Residents benefit from exceptional transport links via both Queensway and Bayswater stations, providing easy access to the Central, District, Circle and Elizabeth lines. This property represents a fantastic opportunity for those seeking a bright and spacious home in one of West London's most rapidly regenerating areas.

MATERIAL INFORMATION

Tenure: Leasehold
Term: 148 year and 10 months
Service Charge: £4616 per annum
Council Tax Band: E (Westminster)
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



QUEENS COURT, W2

APPROXIMATE GROSS INTERNAL AREA
630 Ft² - 58.57 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



Kitchen
7'6 x 5'8
(2.29m x 1.73m)

Dining/
Reception
Room
18'11 x 14'8
(5.77m x 4.47m)

CH
2.50m

Bedroom
12'8 x 12'0
(3.85m x 3.67m)

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